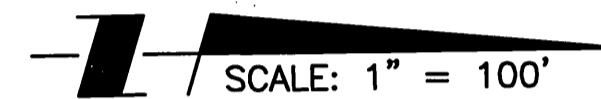
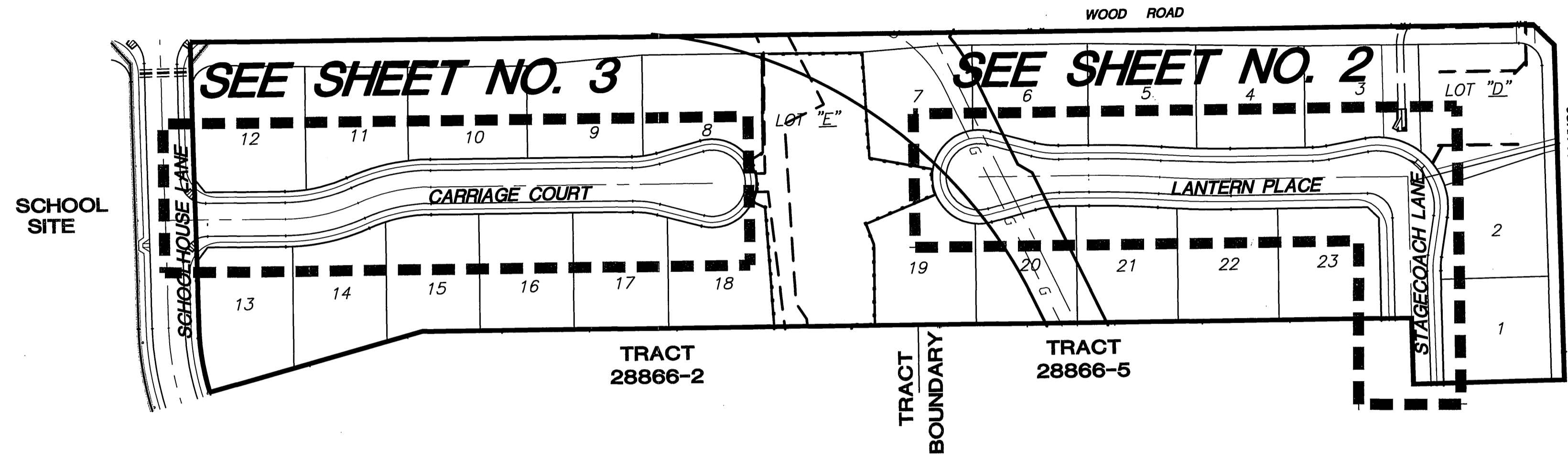
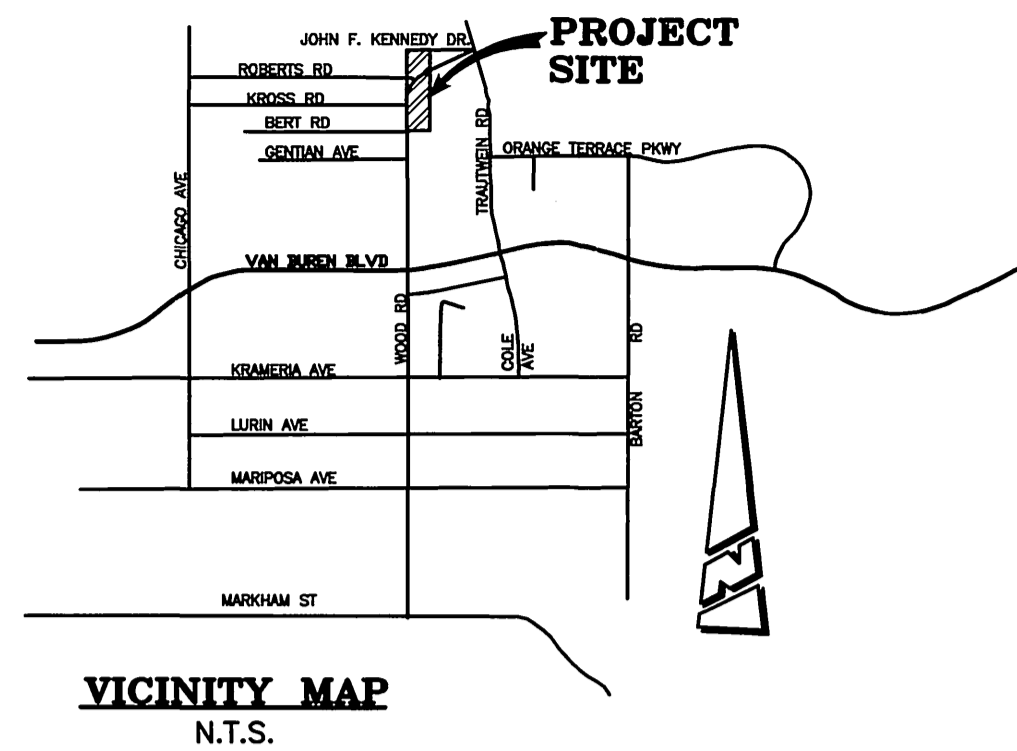


STREET IMPROVEMENT PLANS

TRACT 28866-6, IN THE CITY OF RIVERSIDE



INDEX MAP

TRAFFIC & STREET NAME SIGN SCHEDULE	
CONSTRUCT PER CITY STANDARD DWG. 662 & 666	
A	LANTERN PLACE 8200
A	STAGECOACH LANE 19100
B	W-53 "NOT A THROUGH ST" (30')

CONSTRUCTION NOTES AND QUANTITY ESTIMATE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.	49,010	S.F.
2	CONSTRUCT 6" OF CURB AND GUTTER PER CITY STD. 200 TYPE 1	2,645	L.F.
3	CONSTRUCT CURB SIDEWALK PER CITY STD. 325.	19,695	S.F.
4	CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL HEREON.	+	EA.
5	INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS	SEE BELOW	LEFT
6	REMOVE EXIST. BARRICADE AND SALVAGE	1	EA.
7	CONSTRUCT MODIFIED DRIVEWAY PER DETAIL SHT. NO. 2	1	EA.
8	CONSTRUCT 2" x 6" REDWOOD HEADER.	108	LF

HOLD HARMLESS INDEMNIFICATION CLAUSE

THE CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY OF RIVERSIDE, THE OWNER AND THE PRIVATE ENGINEERS HARMLESS FOR ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EXISTING UNDERGROUND STRUCTURES

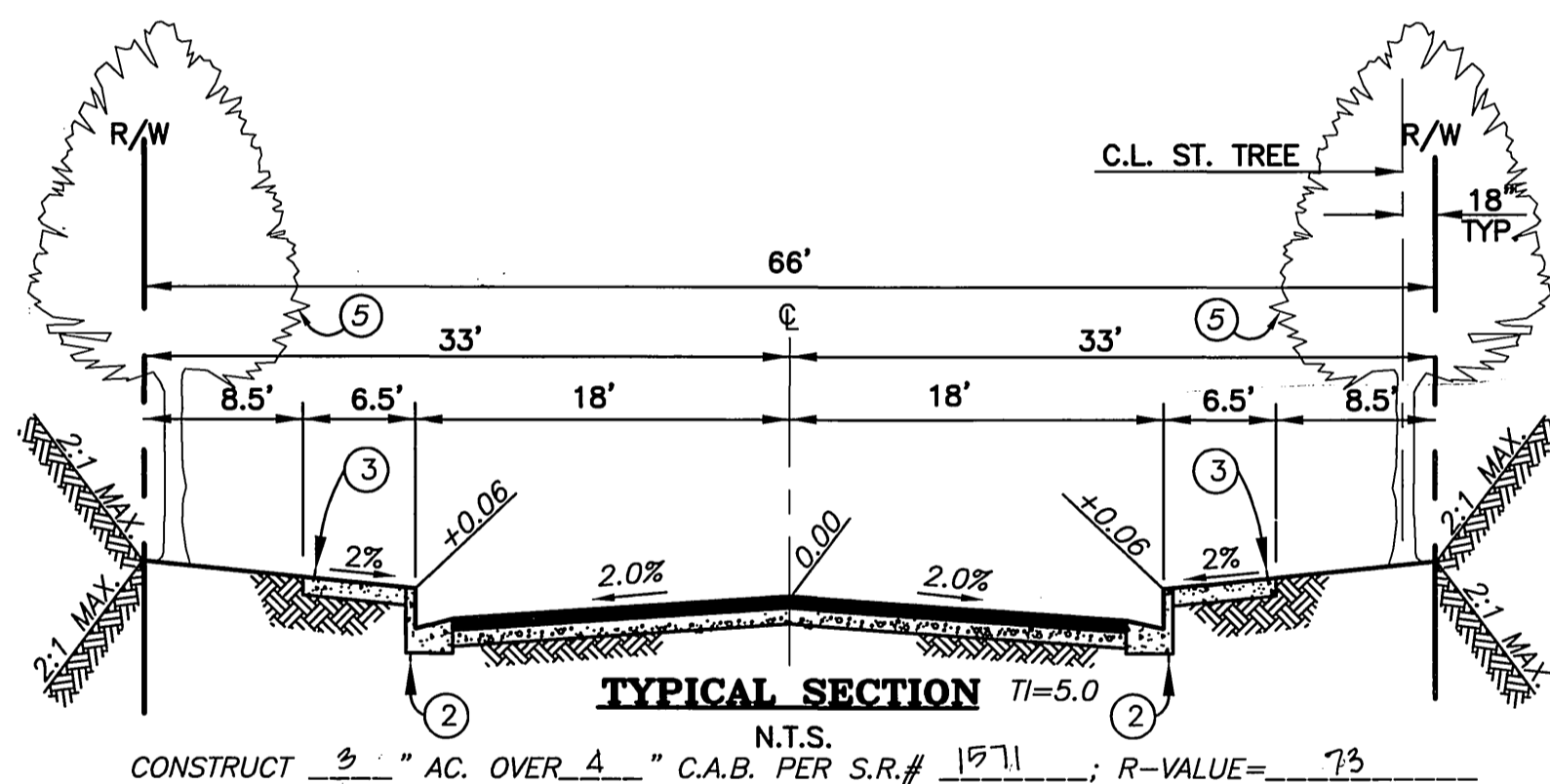
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPE STRUCTURES OR CONDUITS SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK. CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

NOTICE TO CONTRACTOR

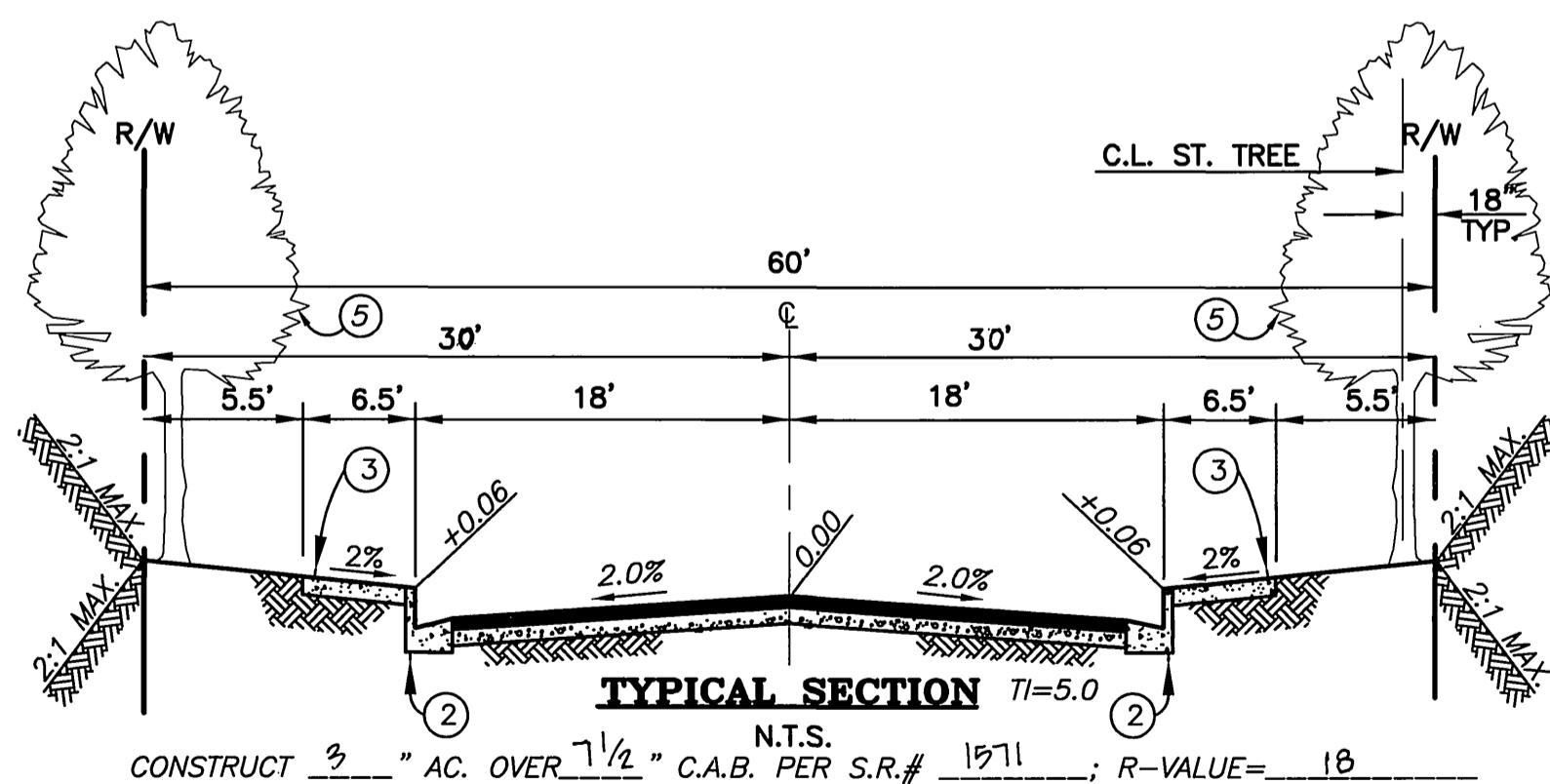
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

NOTE:

PAD ELEV'S SHOWN ON STREET IMPROVEMENT PLANS ARE FOR REFERENCE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION. SEE ROUGH GRADING PLAN FOR ACTUAL PAD ELEVATIONS.



LANTERN PLACE & STAGECOACH LANE



CARRIAGE COURT

GENERAL NOTES FOR STREET TREE PLANTING

- ALL RELATED WORK SHALL CONFORM TO THE CITY OF RIVERSIDE PARK AND RECREATION DEPARTMENT STANDARDS AND CITY OF RIVERSIDE STREET TREE POLICIES.
- WHEN CALLING FOR INSPECTIONS CONTACT THE STREET TREE INSPECTOR A MINIMUM OF 48 HOURS IN ADVANCE AT (909) 351-6126 TO SCHEDULE AN INSPECTION. A FIELD NOTICE WILL BE ISSUED AS WRITTEN APPROVAL FOR EACH STAGE OF INSPECTION. A VERBAL APPROVAL WILL NOT BE ACCEPTABLE. INSPECTIONS ARE REQUIRED:
 - AFTER COMPLETION OF FINAL GRADING OF THE LOTS AND WHEN ALL UTILITY SERVICES AND SEWER LATERALS HAVE BEEN MARKED, BUT PRIOR TO DIGGING PLANT PITS. ALL FINAL TREE LOCATIONS ARE TO BE SPOTTED IN THE FIELD BY THE STREET TREE INSPECTOR;
 - WHILE DIGGING PLANT PITS AND PLANTING/RELOCATING TREES;
 - AFTER PLANTING AND ALL OTHER INDICATED OR SPECIFIED WORK HAS BEEN COMPLETED, FOR START OF MAINTENANCE;
 - AT THE END OF THE MAINTENANCE PERIOD, THE CONTRACTOR/DEVELOPER SHALL CALL THE STREET TREE INSPECTOR AT (909) 351-6126 FOR A FINAL ACCEPTANCE INSPECTION IN ORDER TO BE RELEASED FROM MAINTENANCE. DEVELOPERS BONDS WILL NOT BE RELEASED UNTIL AFTER RECEIPT OF WRITTEN NOTIFICATION FROM THE CITY THAT THE TREES PASS FINAL INSPECTION AND THE PARK AND RECREATION DEPARTMENT IS ASSUMING MAINTENANCE RESPONSIBILITIES.
- ALL STREET TREES ARE TO BE PLANTED PRIOR TO OCCUPANCY.
- THE DEVELOPER SHALL BE RESPONSIBLE TO ACCEPTABLY MAINTAIN ALL PLANTINGS FOR A MINIMUM PERIOD OF ONE (1) YEAR.
- STREET TREE PLANTING SHALL BE AS FOLLOWS:

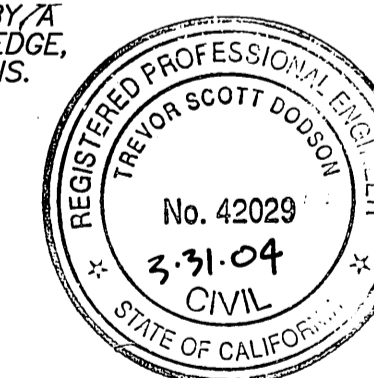
STREET NAME	BOTANICAL NAME/ COMMON NAME	MIN. SIZE	APPROX. SPACING	*NUMBER REQUIRED
A. CARRIAGE COURT	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	15 GAL	45' O.C.	27
B. LANTERN PLACE	KOELREUTERIA BIPINNATA CHINESE FLAME TREE	15 GAL	45' O.C.	24
C. STAGECOACH LANE	FRAXINUS V. 'RAYWOOD' RAYWOOD ASH	15 GAL	45' O.C.	7
D. J.F. KENNEDY DR.	SEE REVERSE FRONTAGE LANDSCAPE PLAN #R-3551-L AS PREPARED BY DAVID NEAULT AND ASSOCIATES.			
E. WOOD ROAD	SEE REVERSE FRONTAGE LANDSCAPE PLAN #R-3551-L AS PREPARED BY DAVID NEAULT AND ASSOCIATES.			

*NOTE: IN THE INTEREST OF PUBLIC SAFETY AND MAINTENANCE THE STREET TREE INSPECTOR SHALL HAVE THE AUTHORITY TO REVISE TREE QUANTITIES AND LOCATIONS SHOWN ON APPROVED PLANS BASED UPON FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION OF THE TREES.

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAR THE RIGHT-OF-WAY IN ACCORDANCE WITH THE PROVISIONS OF LAW AS IT AFFECTS EACH UTILITY INCLUDING IRRIGATION LINES AND APPURTENANCES AND AT NO COST TO THE CITY.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RIVERSIDE DEPARTMENT OF PUBLIC WORKS, STANDARD DRAWINGS, ITS SUPPLEMENTAL NOTES AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE WORK HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL BE RESPONSIBLE FOR DETERMINING AN ACCEPTABLE SOLUTION AND REVISING THE PLANS FOR APPROVAL BY THE CITY.
- QUANTITIES SHOWN ARE FOR INFORMATION ONLY AND THE CITY OF RIVERSIDE IS NOT RESPONSIBLE FOR THEIR ACCURACY.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR PRESERVING OR RE-ESTABLISHING AND REFERENCING SURVEY MONUMENTS DESTROYED, DISTURBED OR BURIED AS A RESULT OF CONSTRUCTION SHOWN HEREON.
- SEE "STREET LIGHTING PLANS" FOR QUANTITY AND LOCATION OF REQUIRED STREET LIGHTS. SEE CITY OF RIVERSIDE DWG. #R-3551-B.
- ALL FLAGGED ELEVATIONS SHALL BE STAKED IN THE FIELD BY THE PRIVATE ENGINEER.
- TRIM EDGE OF EXISTING PAVEMENT WHERE NEW PAVEMENT JOINS TO SMOOTH, STRAIGHT LINE. CONSTRUCT MATCH-UP PAVING AS SHOWN ON PLAN AND OVERLAY PAVING AS DIRECTED IN THE FIELD TO PRODUCE A SMOOTH SECTION.
- CONSTRUCT DRIVEWAY APPROACHES PER STD. DWG. 302. EXACT SIZE AND LOCATION TO BE STAKED BY THE PRIVATE ENGINEER PRIOR TO CONSTRUCTION OF THE CURB AND GUTTER.
- DEVELOPER SHALL ARRANGE FOR A SOIL TEST TO BE MADE BY A SOILS ENGINEER AFTER THE STREETS HAVE BEEN PREPARED TO ROUGH GRADE AND PRIOR TO CURB AND GUTTER CONSTRUCTION. DEPTH OF BASE MATERIAL AND A.C. PAVING SHALL BE DETERMINED BY THE CITY OF RIVERSIDE DESIGN STANDARDS AND TEST PROCEDURES.
- HOURS OF OPERATION ARE 7 A.M. TO 6 P.M. MONDAY THROUGH FRIDAY. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
- FINAL STRIPING FOR TRAFFIC CONTROL AND/OR PAVEMENT MARKING TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
- NO PERSON SHALL PERFORM ANY CONSTRUCTION ACTIVITY OR INSTALL ANY OBJECTS WITHIN THE PUBLIC RIGHTS-OF-WAY OR EASEMENTS OF THE CITY OF RIVERSIDE WITHOUT A VALID CONSTRUCTION PERMIT OR, A STREET OPENING PERMIT OR AN ENCROACHMENT PERMIT ISSUED BY THE CITY'S PUBLIC WORKS DEPARTMENT.
- ON ALL AREAS WITHIN PUBLIC RIGHT-OF-WAY WHERE THE FILL IS ONE (1) FOOT OR GREATER, A LETTER WILL BE REQUIRED FROM THE SOILS ENGINEER, CERTIFYING THE COMPACTION OF THE FILL BELOW SUBGRADE, PRIOR TO ISSUANCE OF THE CONSTRUCTION PERMIT/CUT SHEETS.
- THE DEVELOPER AND/OR CONTRACTOR SHALL CONTACT THE STREET DIVISION (351-6127) TO PICK UP ANY EXISTING STD. 180 BARRICADES THAT ARE BEING REMOVED. THE CITY'S INSPECTOR WILL MAKE THE FINAL DETERMINATION ON WHETHER A BARRICADE CAN BE RELOCATED.
- ALL TRAFFIC SIGNS SHALL BE INSTALLED PRIOR TO OPENING THE STREETS TO TRAFFIC.
- THE CONTRACTOR SHALL COORDINATE TRENCHING FOR CABLE TELEVISION WITH OTHER TRENCHING WITHIN THE SUBDIVISION.
- ANY TRAFFIC CONTROL STRIPING OBLITERATED AND/OR BADLY WORN DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR WITHIN FIVE DAYS AFTER NOTIFICATION FROM THE CITY INSPECTORS.
- THE CONTRACTOR IS TO GIVE WESTERN MUNICIPAL WATER DISTRICT FIVE (5) DAYS WRITTEN NOTICE PRIOR TO START OF GRADING AND/OR CONSTRUCTION AND ALLOW WMD TEN (10) WORKING DAYS FOR COMPLETION OF WORK (909) 780-9764, EXT. 68
- THE CONTRACTOR SHALL CALL IN A LOCATION REQUEST TO UNDERGROUND SERVICE ALERT (USA), PHONE NO. 1-800-227-2600, TWO DAYS BEFORE DIGGING. NO CONSTRUCTION PERMIT WILL BE ISSUED BY THE PUBLIC WORKS DEPARTMENT INVOLVING EXCAVATION FOR UNDERGROUND FACILITIES UNLESS THE APPLICANT HAS BEEN PROVIDED AN INQUIRY IDENTIFICATION NUMBER BY USA.
- THE TOP 0.10' OF A.C. SECTION SHALL NOT BE CONSTRUCTED AT THIS TIME. FINAL 0.10' CAP SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF PROPOSED HOMES.

ENGINEER OF RECORD AS OF APRIL 1, 2001



MDS CONSULTING

17320 RED HILL AVE, SUITE 350
IRVINE, CA 92614
VOICE (949) 251-8821
FAX (949) 251-0516

BUSINESS TAX CERTIFICATE: 0444Z

EXPIRATION DATE: 5-25-02

DATE: 5-29-01

TREVOR DOSSBORN RCE 42029 DATE

REVIEW BY:
WESTERN MUNICIPAL WATER DISTRICT
for Non-Interference Compliance

SHEETS 1 THROUGH 3

CIVIL ENGINEER R.C.E. #6212

DATE: 1/3/00

CHARTER COMMUNICATIONS

APPROVED BY: [Signature] DATE: 12-29-99

CITY OF RIVERSIDE
PUBLIC UTILITIES DEPARTMENT-ELECTRIC
OVERHEAD & UNDERGROUND

APPROVED BY: [Signature] DATE: 12/9/99

PACIFIC BELL
TELEPHONE

APPROVED BY: [Signature] DATE: 12-29-99

SOUTHERN CALIFORNIA
GAS COMPANY

APPROVED BY: [Signature] DATE: 12-29-99

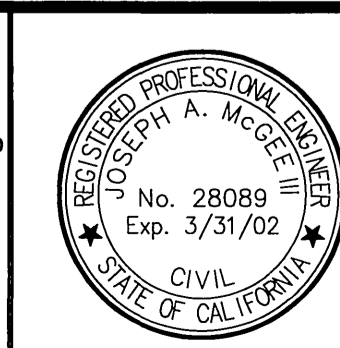


PRIVATE ENGINEERING NOTE

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK, STAMPED 148-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 299.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123



The Keith Companies **TKC**

22690 Costa Avenue, Suite 300, Moreno Valley, CA 92553-0254 (909) 651-0254

APPROVED BY: [Signature] DATE: 11-30-99

DESIGNED BY: DBH DRAWN BY: DAH CHECKED BY: DBH

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: [Signature] DATE: 3/23/00
PRINCIPAL ENGINEER
PARK DEPARTMENT
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

STREET IMPROVEMENT PLANS TRACT 28866-6 INDEX SHEET

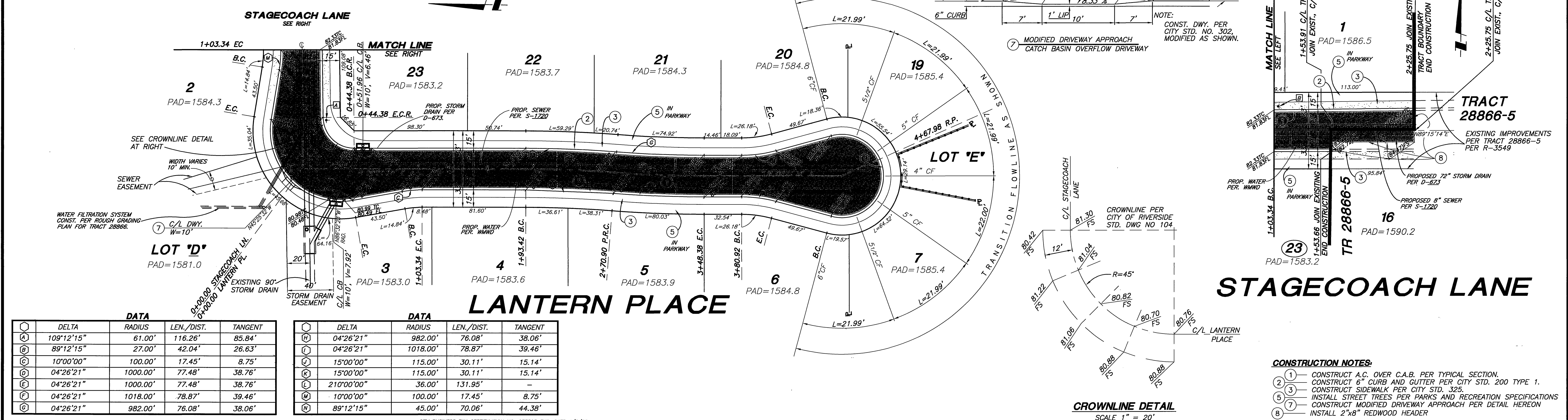
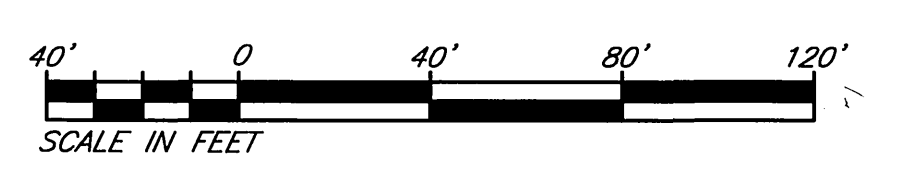
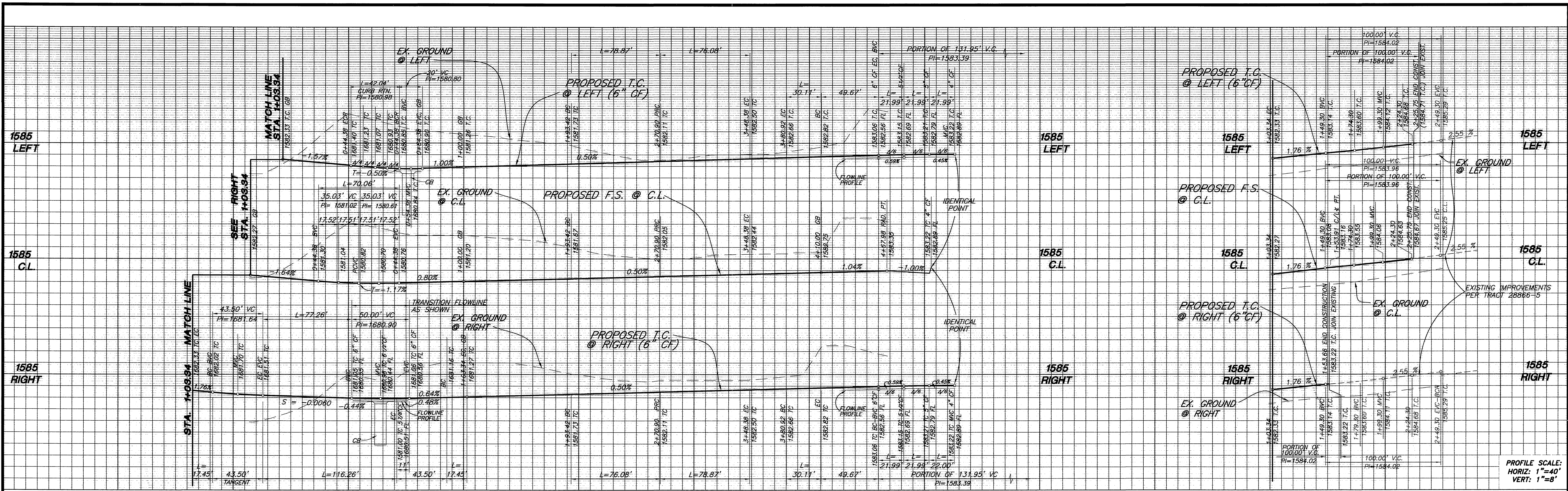
HORIZ. SCALE: AS SHOWN VERT. SCALE:

ACCOUNT NO. 31450

R-3551

SHEET 1 OF 3

INDEXED 5-2-2000 LHH



DELTA	RADIUS	LEN./DIST.	TANGENT	
A	109'12"15"	61.00'	116.26'	85.84'
B	89'12"15"	27.00'	42.04'	26.63'
C	10'00"00"	100.00'	17.45'	8.75'
D	04'26"21"	1000.00'	77.48'	38.76'
E	04'26"21"	1000.00'	77.48'	38.76'
F	04'26"21"	1018.00'	78.87'	39.46'
G	04'26"21"	982.00'	76.08'	38.06'

DELTA	RADIUS	LEN./DIST.	TANGENT	
H	04'26"21"	982.00'	76.08'	38.06'
I	04'26"21"	1018.00'	78.87'	39.46'
J	15'00"00"	115.00'	30.11'	15.14'
K	15'00"00"	115.00'	30.11'	15.14'
L	210'00"00"	36.00'	131.95'	-
M	10'00"00"	100.00'	17.45'	8.75'
N	89'12"15"	45.00'	70.06'	44.38'

CALL BEFORE YOU DIG
Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
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BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED 188-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 11638.123

REGISTERED PROFESSIONAL ENGINEER
No. 28089
Exp. 3/31/02
CIVIL
STATE OF CALIFORNIA

The Keith Companies **TKC**
2260 Cedar Avenue, Suite 300, Moreno Valley, CA 92553-0234 (909) 633-0234
APPROVED BY: *Joseph C. McKee*
DATE: 12/9/99
REGISTRATION EXPIRES 03-31-02

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT

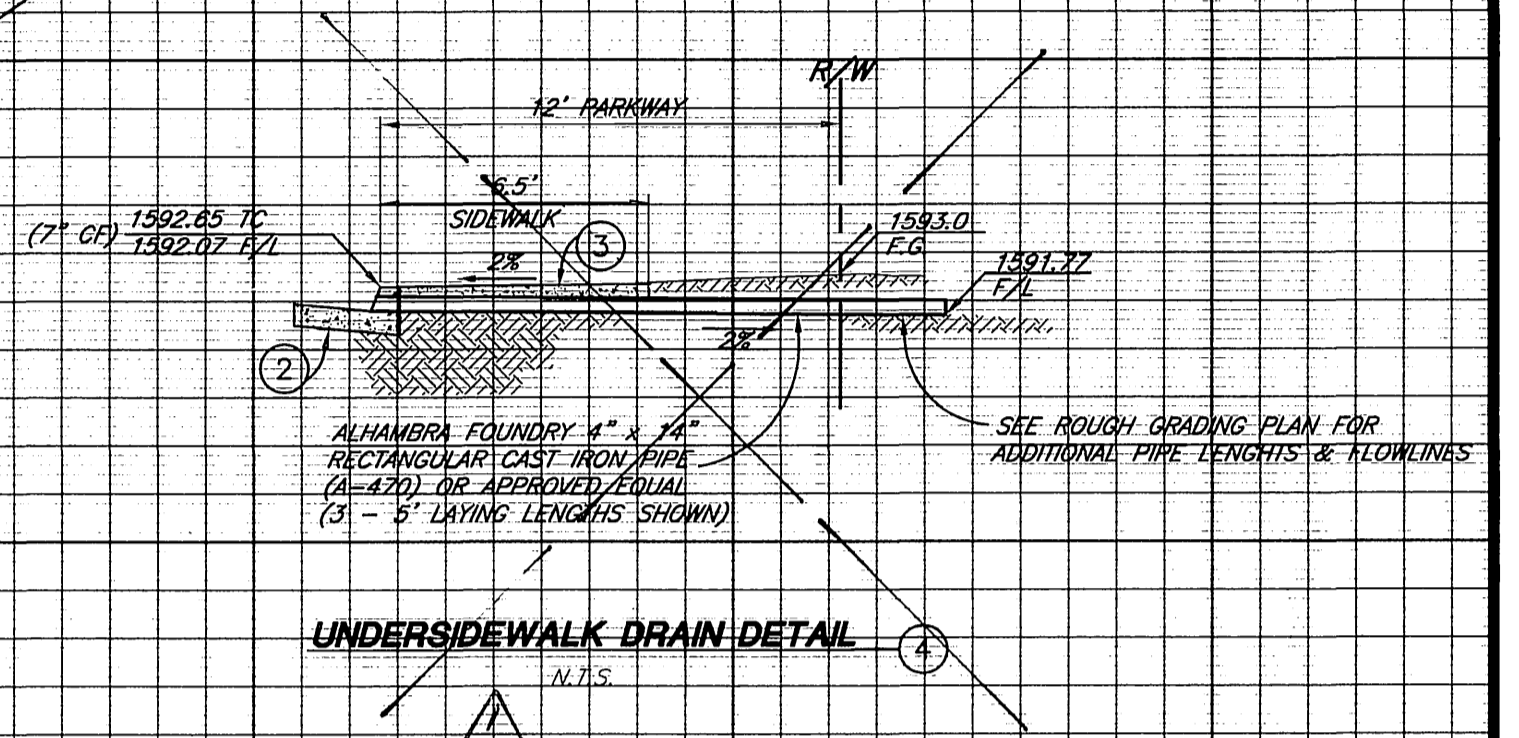
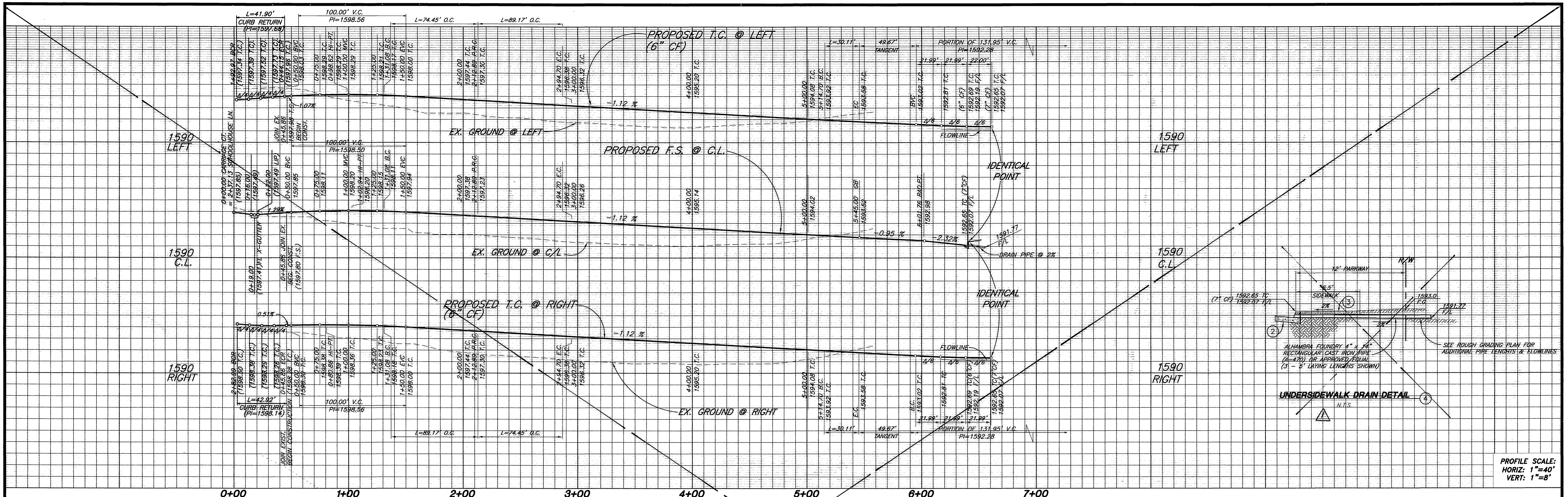
APPROVED BY: *R. Mc Grath*
DATE: 3-3-00
PUBLIC WORKS DIRECTOR

MARK: _____
DESIGNED BY: DBH, DRAWN BY: DAH, CHECKED BY: DBH

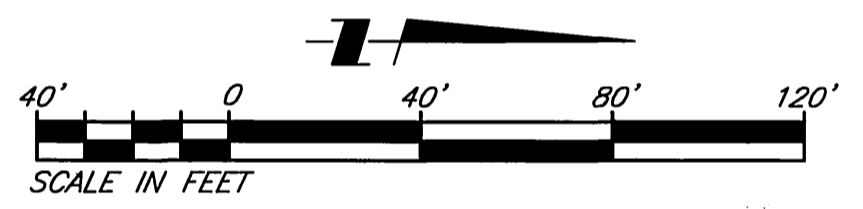
STREET IMPROVEMENT PLANS
TRACT 28866-6
LANTERN PLACE
STAGECOACH LANE
STA. 0+00.00 TO STA. 1+53.46
HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=8'

ACCOUNT NO. 31450
R-3551
SHEET 2 OF 3

PC-4117-56



PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



CURVE DATA			
DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A) 23°26'12"	182.00'	74.45'	37.75'
(B) 23°26'12"	200.00'	81.81'	41.48'
(C) 23°26'12"	218.00'	89.17'	45.22'
(D) 15°00'00"	115.00'	30.11'	15.14'
(E) 210°00'00"	36.00'	131.95'	-

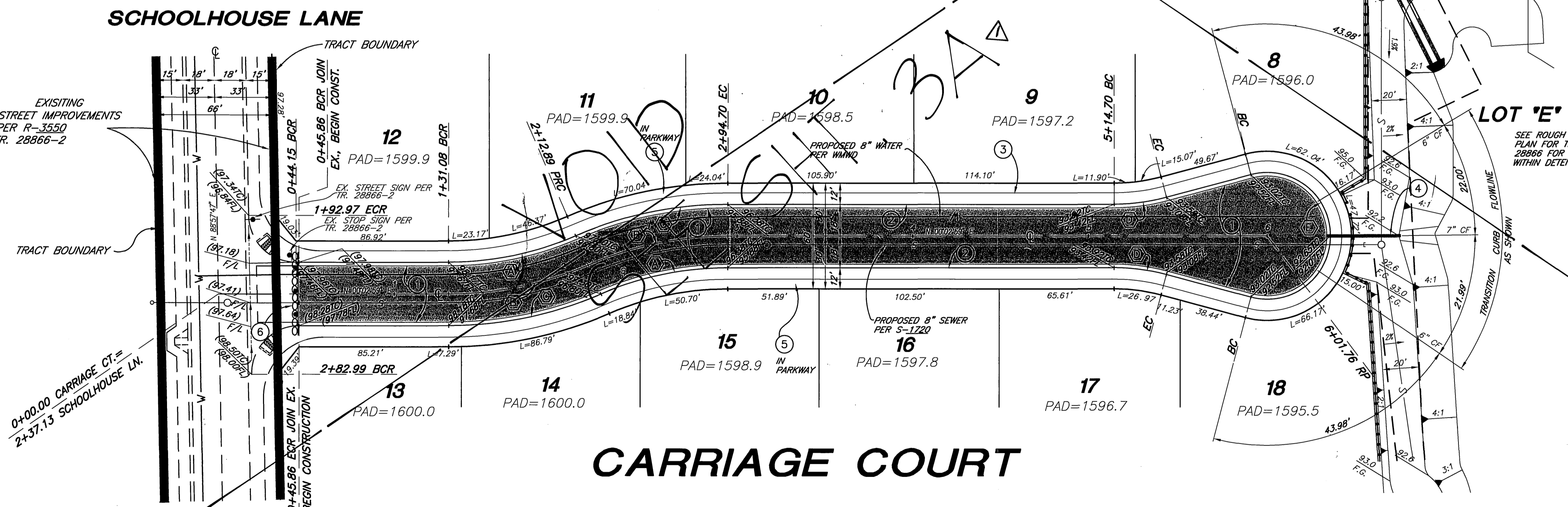
ENGINEER OF RECORD AS OF APRIL 1, 2001

MDS CONSULTING
17320 RED HILL AVE, SUITE 350
IRVINE, CA 92614
VOICE (949) 251-8821
FAX (949) 251-0516

BUSINESS TAX CERTIFICATE: 1044A-2
EXPIRATION DATE: 5/25/02
Trevor Dodson 5-29-01
TREVOR DODSON RCE 42029 DATE

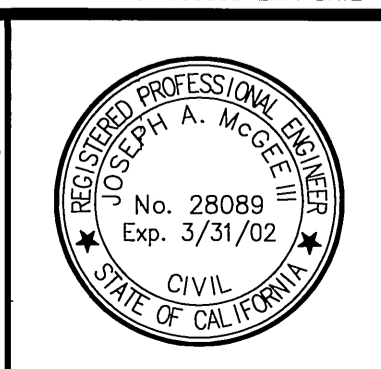


- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL HEREON.
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS
 - REMOVE EXISTING BARRICADE AND SALVAGE



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RIVERSIDE COUNTY BENCHMARK, STAMPED Y88-84 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 299.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT x 10.0 FOOT GRANITE BOUNDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

The Keith Companies **TKC**
22899 Cochran Avenue, Suite 300 Menlo Valley, CA 92053-9224 (809) 433-0234

APPROVED BY: Joseph A. McGee
DATE: 11-30-99
REGISTRATION EXPIRES 03-31-02

CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT

APPROVED BY: R. McBrath
DATE: 3-3-00
PRINCIPAL ENGINEER
TRAFFIC DIVISION
P.W. ENGR. MANAGER
STREET SERVICES

STREET IMPROVEMENT PLANS TRACT 28866-6

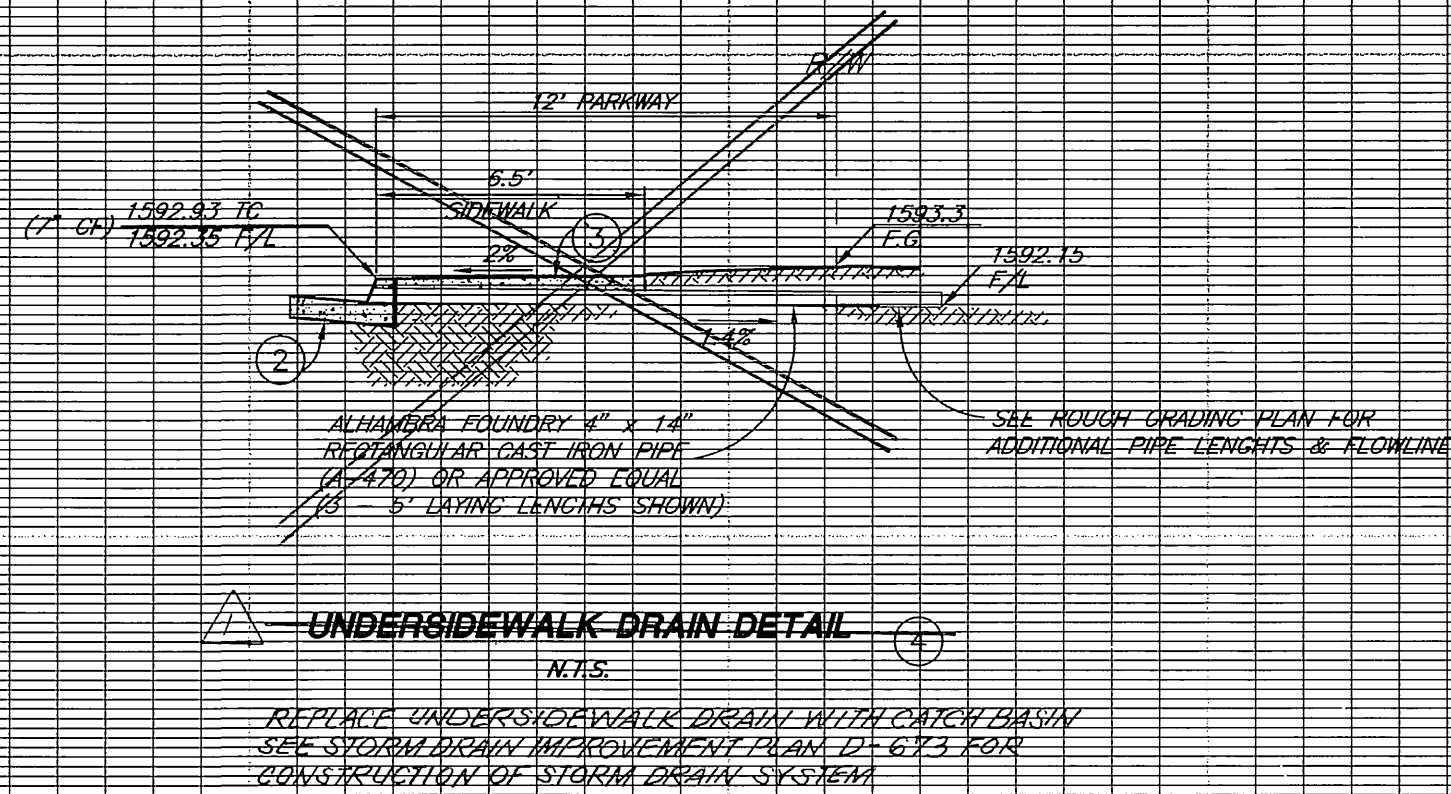
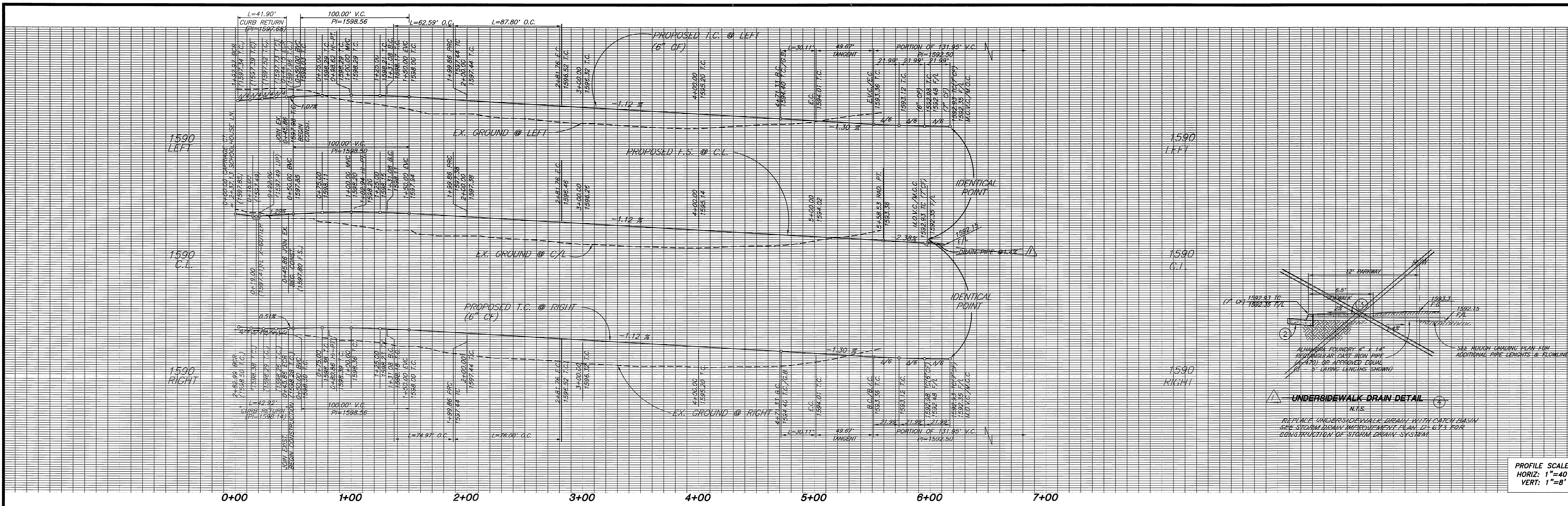
CARRIAGE COURT

HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 8'

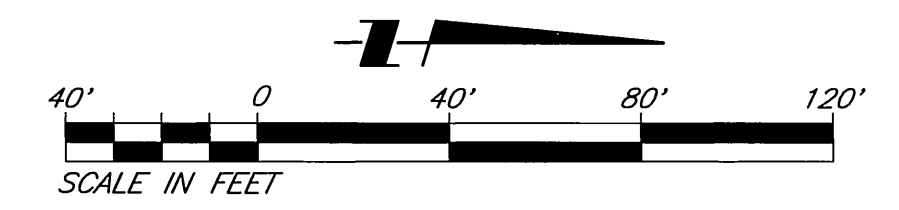
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SHEET 3 OF 3

INDEXED 5-2-2000 left

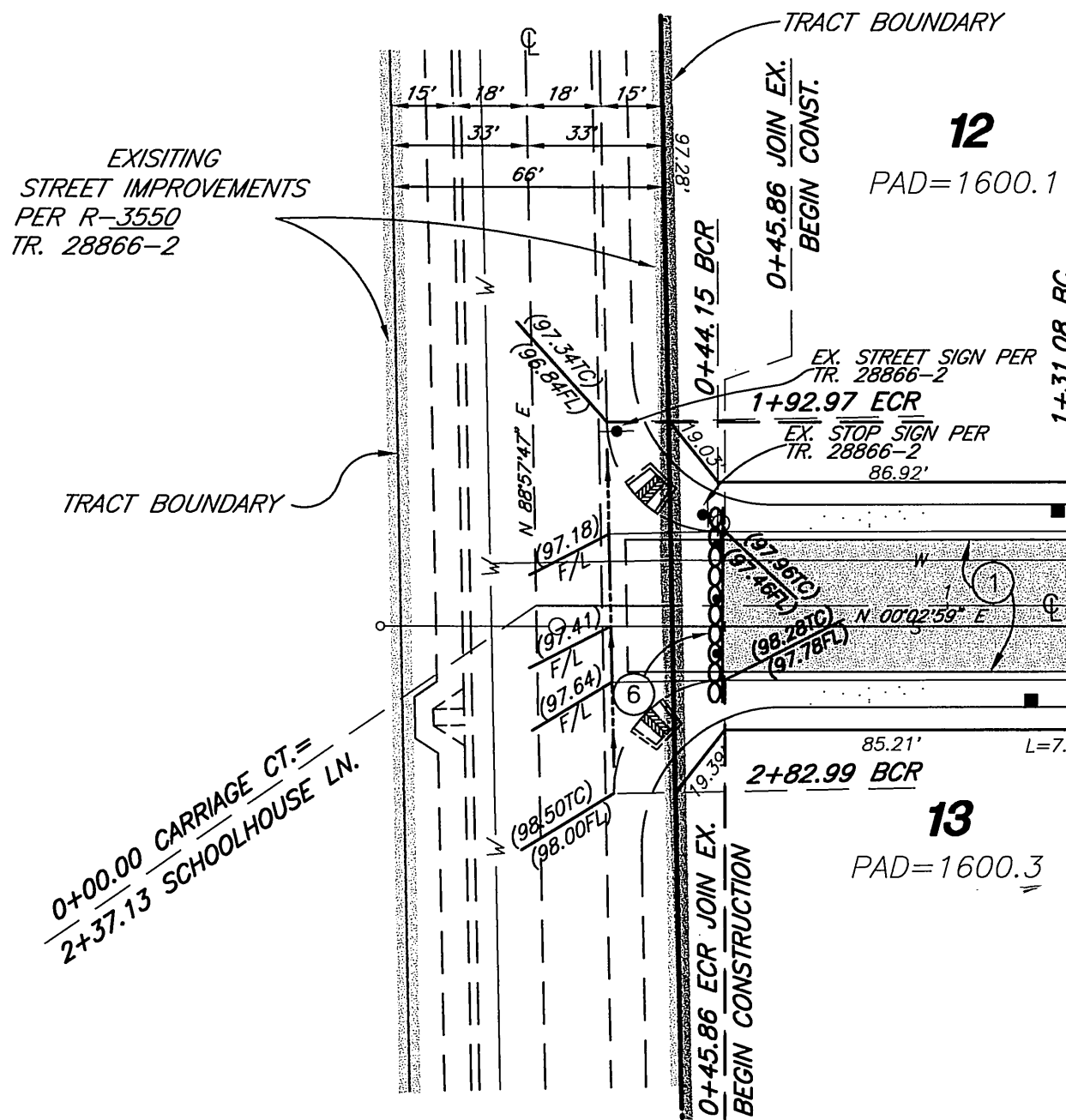
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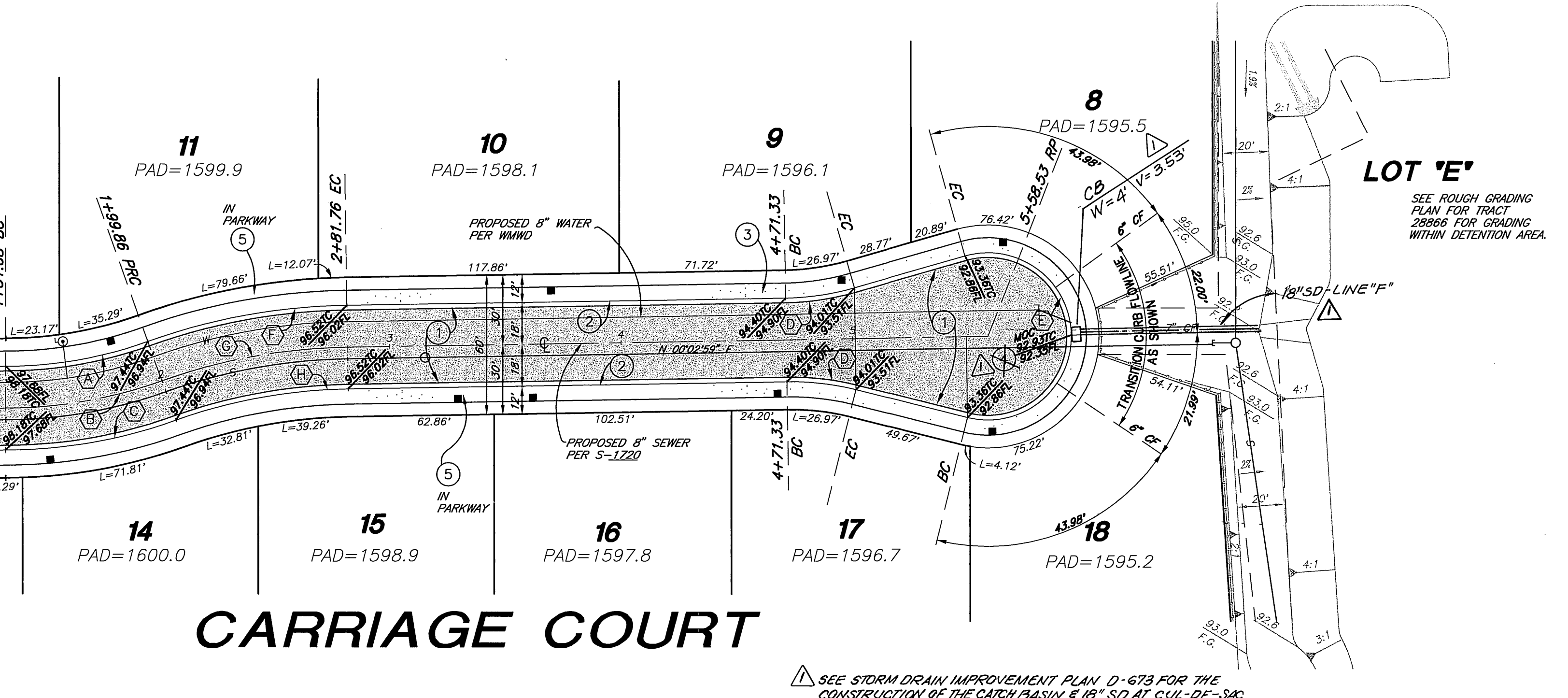
PROFILE SCALE:
HORIZ: 1"=40'
VERT: 1"=8'



SCHOOLHOUSE LANE



CARRIAGE COURT



CURVE DATA

CURVE	DELTA/BEARING	RADIUS	LEN./DIST.	TANGENT
(A)	19°42'11"	182.00'	62.59'	31.61'
(B)	19°42'11"	200.00'	68.78'	34.73'
(C)	19°42'11"	218.00'	74.97'	37.86'
(D)	15°00'00"	115.00'	30.11'	15.14'
(E)	21°00'00"	36.00'	131.95'	-
(F)	18°46'13"	268.00'	87.80'	44.30'
(G)	18°46'13"	250.00'	81.90'	41.32'
(H)	18°46'13"	232.00'	76.00'	38.35'

- CONSTRUCTION NOTES:**
- CONSTRUCT A.C. OVER C.A.B. PER TYPICAL SECTION.
 - CONSTRUCT 6" CURB AND GUTTER PER CITY STD. 200 TYPE 1.
 - CONSTRUCT CURB SIDEWALK PER CITY STD. 325.
 - CONSTRUCT UNDERSIDEWALK DRAIN PER DETAIL HEREON.
 - INSTALL STREET TREES PER PARKS AND RECREATION SPECIFICATIONS.
 - REMOVE EXISTING BARRICADE AND SALVAGE.

CITY BUSINESS TAX CERTIFICATION NO. 104442 EXP. DATE 5/25/02

Underground Service Alert
Call: TOLL FREE 1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PRIVATE ENGINEERING NOTE
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THE REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

BENCHMARK
RIVERSIDE COUNTY BENCHMARK, STAMPED VBS-04 AT SOUTHWEST CORNER OF PLUMMER ROAD AND VAN BUREN BOULEVARD, 250.0 FEET SOUTH OF VAN BUREN BOULEVARD, 205.0 FEET WEST OF PLUMMER ROAD, ON THE TOP OF A 4.0 FOOT X 10.0 FOOT GRANITE BOULDER A BRASS DISK FLUSH AND MARKED. ELEV. 1638.123

REGISTERED PROFESSIONAL ENGINEER
TREVOR S. DODSON
No. 42029
Exp. 3-31-2004
CIVIL
STATE OF CALIFORNIA

ENGINEER OF RECORD AS OF APRIL 1, 2001
MDS CONSULTING
PLANNERS ENGINEERS SURVEYORS
TREVOR S. DODSON R.C.E. No. 42029
DATE 5-29-01

17330 Redhill Ave.
Suite 350
Irvine, CA 92614
Voice: 949-251-8821
FAX: 949-251-0516

CITY OF RIVERSIDE
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature]
DATE: 6/12/02
PRINCIPAL ENGINEER
TRAFFIC DIVISION
DEPUTY P.W. DIRECTOR

ACCOUNT NO. 31450
STREET IMPROVEMENT PLANS
TRACT 28866-6
CARRIAGE COURT
SHEET 3A OF 3
HORIZ. SCALE: 1" = 40'
VERT. SCALE: 1" = 8'